

MOHAN K. DEOTALE

Mob. No. 9822712334

Advocate

Off. Add. Flat No. 103, Vishwarukhma Apart.

Wanjari Nagar, Nagpur.

Res. 48-B, Saoli Ganesh Nagar, Nagpur.

Court Room No. - 201 Nyay Mandir, Civil Lines, Nagpur.

FORMAT - A
(Circular No. - 28/2021)

To,
MahaRERA
Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect of plot no. CTS/CS/Kh.No. 166/2 situated at Velahari, Tah. Nagpur (Gramin) Dist. Nagpur (hereinafter referred as the said Kh.No. 166/2)

I have investigated the title of the said plot / Khasra on the request of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware and following documents i.e. :-

1) Description of the property.

All that piece and parcel of land bearing Khasra No. 166/2 admeasuring 0.60 H.R bearing Jama Rs. 2.61, khate No. 378, Mouza – Velahari, Tahsil Nagpur (Gramin) & District Nagpur.

2) The documents of allotment of Khasra.

- Original copy of Registered Sale Deed.
- Original Copy of Extract of 7/12.
- Original Copy of N.A.

3) 7/12 extract or property card issued by 02/12/2016 dated 02/12/2016 mutation entry no. 453

4) Search report for 30 years from 1993 till 2023

2/- On persual of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware is clear, marketable and without any encumbrances.

Owners of the land

(1) 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware
CTS/C.S./ Kh. No. 166/2,

(2) _____ CTS/C.S. No.

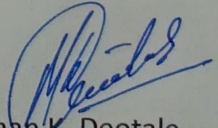
(3) _____ CTS/C.S. No.

(4) Qualifying comments/remarks if any - No

3/- The report reflecting the flow of the title of the 1) Tushar Sharadrao Daware, 2) Digvijay Sharadrao Daware on the said land is enclosed herewith as annexure.

Encl. : Search Report.

Date : 08/08/2023


Mohan K. Deotale
(Advocate)

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48 'B' Saoli Ganesh Nagar,
Nagpur

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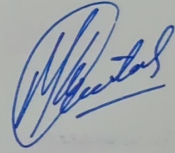
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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract / P.R Card as on date of application for registration.
- 2) Mutation entry No. 453
- 3) Search report for 30 years from 1993 To 2023 Taken from Sub-Registrar office at Tah. Higana Dist. Nagpur
- 4) Any other relevant title _ Sale Deed & 7/12 extract
- 5) Litigations if any. _ No

Date 08/08/2023



MOHAN K. DEOTALE
Advocate
48 'B' Saoli Ganesh Nagar,
Nagpur